



## Baytree Road, Tranmere , Wirral CH42 5PW

- Traditional Two Bedroom Mid Terrace with Cot Room/Study
- Well Appointed with a Neutral Theme Throughout
- Two Well Proportioned Double Bedrooms and a Cot Room/Study
- Private Enclosed Low Maintenance Rear Yard with Access Gate
- Offered to the Sales Market with No Onward Chain
- Hallway, Bay Fronted Lounge, Dining Room and Fitted Kitchen
- Four Piece Family Bathroom with Corner Bath and Shower Cubicle
- Close to Amenities, Transport Links and Excellent Schools



Offers Over £115,000 – No Onward Chain





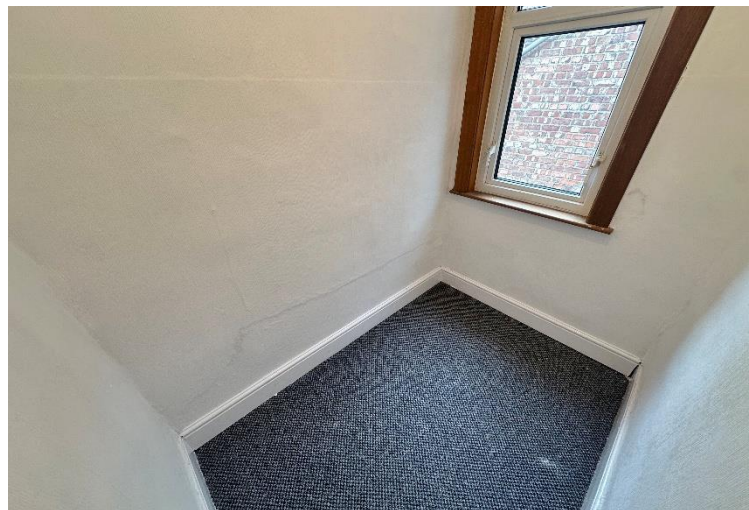










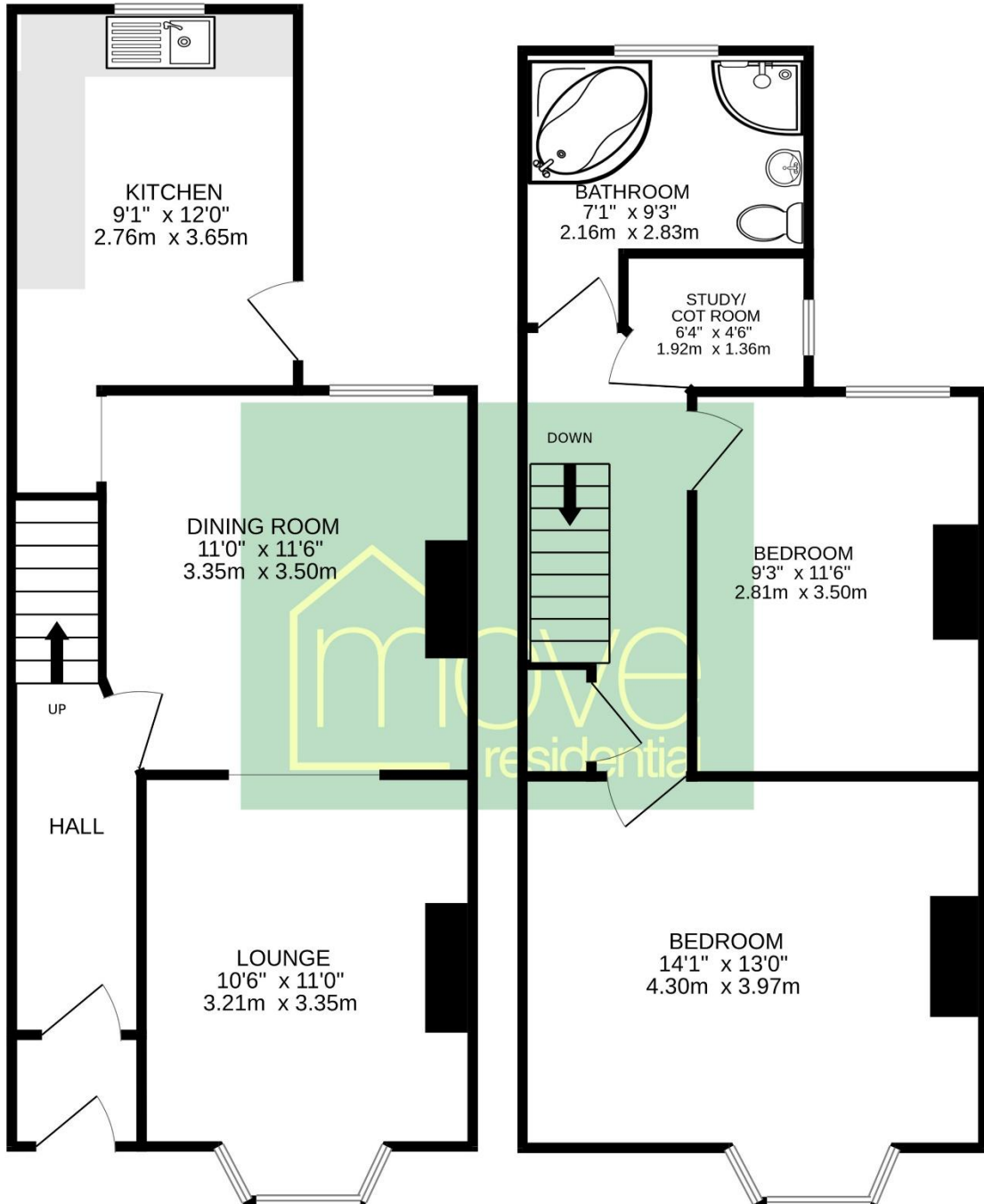






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Description

Offered to the sales market with no onward chain, Move Residential are delighted to showcase this traditional two double bedroom mid terraced property with an additional cot room/study. Well maintained and appointed with a neutral décor, in brief you have a hallway, generous sized through lounge diner and a good sized fitted kitchen. To the first floor you have two large double bedrooms, cot room/study and a large four piece family bathroom with corner bath and shower cubicle. Further benefiting from an enclosed low maintenance rear courtyard with access gate. A closer inspection is strongly recommended.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.